**M I N U T E S**

**LOWER SWATARA TOWNSHIP REGULAR MEETING**

**PLANNING COMMISSION DECEMBER 19, 2019 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present:

Chauncey Knopp, Chairman

Eric Breon, Vice Chairman

Kimber Latsha

Dennis Fausey

Ann Hursh, LST Planning & Zoning Coordinator

 Tonya Condran, Recording Secretary

Excused:

 Peter Henninger, Solicitor

 Shawn Fabian, HRG

 Alexa Korber, DCPC

Absent:

 James Young

Others in Attendance:

 Jeff Clark, Wix, Wenger, & Weidner

 Holly Evans, Evans Engineering

 **PLEDGE OF ALLEGIANCE**

 **ROLL CALL**

 **APPROVAL OF MINUTES:**

Mr. Knopp asked if there was a motion to approve the November 21, 2019 meeting minutes. Motion was made by Mr. Fausey to approve the minutes and seconded by Mr. Breon. All were in favor. Minutes were approved.

 **OLD BUSINESS:**

 None.

 **NEW BUSINESS:**

 **a. Preliminary/Final Land Development Plan for D&H Proposed Warehouse Planning Commission File #PC2019-03.** Located north of Rosedale Avenue, east of Stoner Drive. Project is 84 acres, with a disturbed area of 58 acres for a 745,200 sf warehouse/distribution facility in the Industrial Park (IP) zone. Project submitted by Snyder, Secary & Associates, LLC on behalf of DHK D&H, LLC. Engineer has requested that the plan be tabled this month.Plan was tabled.

 **b. Zoning Docket #SE2019-05 Special Exception for Schoolhouse Partners, L.P, (Wilsbach Distributers) –** located at the southwestern corner of Longview Drive and Oberlin Road. Review and discuss for recommendation a Special Exception to §27-1005.7 to allow increase of the building height of 40 feet to 50 feet, as submitted by Wix, Wenger and Weidner on behalf of their client Schoolhouse Partners, L.P.

 Mrs. Hursh wanted to make note that Jim Rodgers, who is the neighbor to the west at 181 Highland Street, informed her that he had no objection to the 50 feet height and he also sent an email that stated that.

 Jeff Clark, representing Wilsbach Distributors, came to the microphone. He explained that the Land Development Plan has been approved to put in a distribution warehouse and now that they are in the design stage they realized that for the operations of the cranes, they will need a height increase to 50’. So he said they will need a Special Exception and he then asked Holly Evans of Evans Engineering to explain the proposed project further.

 Holly Evans then came to the floor to explain that the facility has already been approved as Mr. Clark has explained and they already have prior zoning approval in reference to parking. But between the racking system and the crane rail that is required, they will need 40 feet of clearance underneath the roof structure. The roof section is about 4 to 4 ½ feet thick, so there would be no way to get 40 feet clear, so they are looking to get the 50 foot maximum building height to provide them the ability for all the equipment for the racking and the crane rail system. She provided a site plan and said that she would answer any questions at this time. Ms. Evans also included two elevations in the packages.

 Mr. Fausey informed Ms. Evans that we had recently approved one similar to this. He added that he doesn’t see any problems with this one.

 Mrs. Hursh added that the staff does not see any problems with this one either.

 Mr. Knopp asked if there was a recommendation of this proposal.

 Mr. Fausey made the motion to recommend approval to the Zoning Hearing Board.

 Mr. Breon seconded the motion.

 All were in favor.

 **OTHER BUSINESS:**

Mrs. Hursh explained the letter that was placed in front of them concerning the trees at Buddys Run. She explained that when they had originally came in with their plan, we had a long discussion about keeping the nice, mature trees, which they agreed to. But somehow the contractor went in and cleared every tree. The developer had called her that morning when it happened and was devastated. He said he would go back to them and make them put in big trees. So this letter was to let the Township know what they plan on doing.

 The next Planning Commission Meeting will be held on Thursday, January 23, 2020 at 7:00 P.M.

 **ADJOURN:**

A motion was made by Mr. Breon and seconded by Mr. Fausey to adjourn the meeting.

Meeting adjourned at 7:07 P.M.

Respectfully Submitted,

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 Ann Hursh, Planning and Zoning Coordinator